

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, May 26, 2010**

**Commission may caucus prior to Regular Meeting**

**7:00 PM**

**City Hall**

## **Planning Commission**

*David K. Andrews*

*Anthony Penn*

*Jennifer Price*

*Kristin Rosan*

*Donald R. Shepherd*

*David B. Thom*

*Robert Westwood*

*Stacey L. Bashore, Deputy Clerk of Council*

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.**

**A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL.**

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 S. Hamilton Road, Gahanna, Ohio on Wednesday, May 26, 2010. The agenda for this meeting was published May 20, 2010. Chair David K. Andrews called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Commission member Don Shepherd.

**Members Present:** Anthony L. Penn, David K. Andrews, Jennifer T. Price, Kristin E. Rosan, David B. Thom, Donald R. Shepherd and Robert C. Westwood

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**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

There were none.

**C. APPROVAL OF MINUTES: May 12, 2010**

A motion was made by Rosan, seconded by Penn, to approve the minutes of the May 12, 2010 meeting. The motion carried by the following vote:

Yes	7	Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood
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**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

There were none.

**E. APPLICATIONS:**

Chair stated the Public Hearing Rules that would govern all public hearings this evening. Assistant City Attorney Ray King administered an oath to those persons wishing to present testimony this evening.

**FDP-0003-2010**

To consider a Final Development Plan for the addition of an outdoor refrigeration unit; for property located at 604 Morrison Road; current zoning O.C.T.; by Ryan Linville, applicant. (Advertised in RFE 5/12/10)

Huffman said the application is as stated by Chair; located in southeastern section of City; it is a first floor use for an existing building; offices currently on 2nd floor; located in the OCT district; Subway use would be beneficial to the area; cooling unit would be facing northeast; was some discussion about the windows being removed and replaced with storefront doors; one window that will be replaced with a door and one on east elevation as well; the outside cooler will be installed south of the rear entrance; building currently has existing garage doors that will be replaced with windows and storefront access; staff had some concerns about visibility of cooling unit however it will not be visible.

David Pence, 110 Granville Street; stated he was the owner of Subway on Granville Street; the 2 garage doors actually one whole door and half of other door will be covered by this unit; the storefront will be just a small portion; we will be putting a fence up around the cooler with some potted plants to try to hide it and make it more presentable.

Chair asked for any opponents. There were none.

Thom stated that he thought the fence with landscaping will suffice as long as its meets Code. Price asked if the door is going to go where the landscaping is in front of concrete. Pence stated that both doors would have to have concrete put in; was designed to be able to take out and put doors in. Westwood asked what kind of fencing would be used. Pence stated it would be a wood fence painted to match the building. Shepherd asked if there were ADA accessible ramps and parking. Pence stated there was a ramp that more than exceeds ADA requirements; there will be 3 parking spaces out front and 1 in the back. Shepherd asked about lighting. Pence stated the current lighting shuts off at 11:00 p.m. an hour after we close and then comes back on an hour before we open; there will also be emergency lighting around the back door. Andrews asked about signage and Gard stated that will be approved administratively.

Chair closed the public hearing at 7:11 p.m.

**A motion was made by Price, seconded by Shepherd, that this matter be Approved. The motion carried by the following vote:**

**Yes            7      Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood**

**DR-0007-2010**

To consider a Certificate of Appropriateness for Site Plan and Building Design for an exterior walk-in refrigerator and freezer; for property located at 604 Morrison Road; Subway, DBA, Ryan Linville, applicant.

See above discussion.

**A motion was made by Price, seconded by Shepherd, that this matter be Approved. The motion carried by the following vote:**

**Yes            7      Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood**

**F. UNFINISHED BUSINESS:**

**G. NEW BUSINESS:**

**DR-0008-2010**

To consider a Certificate of Appropriateness for Landscaping and Building Design for a three story building; for property located at 380 Granville Street, by Gahanna Jefferson Public Schools, Julio Valladares, applicant.

Huffman said the application is as stated by Chair; located in the north; site work has already begun; Commission asked that the DR come back once materials were determined; this is our first and only mixed use development; the elevation has not changed.

Carl Burns, 600 Creekside Plaza; stated we are required to bid for 3 equal products; that is why we could not give specific colors and materials; reviewed material board with the Commission; we are currently negotiating with the mason for the brick; we like the brick that has more texture.

Chair asked for any opponents. There were none.

Thom clarified that there still may be a change in bricks and once a brick material is selected that Zoning will be notified. Thom stated that his other concern is what the other half of the first floor will be used for; heard that 8400 sq ft will be leased out to the Career Center; have not heard whether the rest will be for educational use; need details

on where windows and doors are going to be located if changes are made due to the use; it does make a change to the outside of the building. Burns stated that in a leasing environment there is no certainty; leasing part of 8500 sq ft to joint vocational user; they are working on developing that program; working with client to provide what they need; will be getting rid of over half the doors on the right side; on the left side we are currently negotiating with another educational user; cannot comment on the number of doors needed because we are very early on in the negotiation; building was created for the maximum leasing ability and will allow us to exchange doors for windows and vice versa. Thom stated he didn't have a problem with whether they were doors or windows, but we have a set of prints that go on file and if we look at the building and half the doors are gone and fire dept looks at this; we need to document what changes are made. Burns stated he would like to have at least a partial approval to get the outside of the building started; will have more information once tenant is decided. Thom stated that he liked the idea of the building being designed with flexibility. Shepherd asked if the landscaping allowed for kids getting in and out of buses. Burns stated that most of the kids will be coming from the original high school. Shepherd asked about the new user. Burns stated that he couldn't answer that; would imagine most of them would be coming in the morning; don't think that the tenant has thought that far ahead. Shepherd asked if buses will be able to move and turn. Burns stated that since it looks like the first floor will be all for educational purposes they will enter from the back of the building. Price asked if there would be enough parking for this new educational use. Burns stated that the parking requirements for retail are much more demanding than educational; there are a lot of unknowns in terms of class schedules; but we hope that the reduction in the overall parking count will offset the additional exchange. Price asked how many students the new users would be adding. Burns stated he would venture to guess around 60 to 100.

Price asked how many parking spaces were allocated for old use. Burns stated he didn't recall the total parking count. Huffman stated if there are 100 students added; 1 space for every 5 students is required so it would only be an additional 20 spaces; so count is much lower. Thom asked how this building compared to other school buildings in the area. Burns stated this was created to have its own identity; higher learning facility; same brick that is used at Creekside. Price asked when will the final brick be determined. Burns stated we are working on it everyday; we have a bidding law that we have to contend with; hope to have it done in the next week; have to justify every dollar that is spent; will let zoning know. Thom asked how long will it be before you know about the windows and doors. Burns stated that we have no way of knowing that at this point.

**A motion was made by Thom, seconded by Price, that this matter be Approved with the condition that any additional changes made to the application be submitted to Zoning The motion carried by the following vote:**

**Yes            7        Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood**

**DR-0009-2010**

To consider a Certificate of Appropriateness for Site Plan; for the addition of five truck docks on the East elevation; modification of East parking lot and addition of South parking area; for property located at 1275 Reasearch Road, Cintas Corporation, applicant.

Huffman stated the application is as stated by chair; southeast section of City; showed the side of the building where doors will be added; located in O.C.T. zoning as are all surrounding parcels; there is plenty of screening by street trees; part of the parking will be removed and turned into a grassy area.

Frank Floyd, 2731 Whitney Drive; Dick Weber and Joe Matalsky introduced themselves. Weber stated we are making a simple modification by adding 5 doors to the

back for Cintas trucks loading and unloading; change of operation for this building; have arranged the trucking area behind the building so employees do not have to walk through truck traffic.

Andrews stated we really appreciate the plans that you brought in; nice to see everything in order. Thom clarified that the Mifflin Fire Department concerns were addressed.

**A motion was made by Rosan, seconded by Westwood, that this matter be Approved. The motion carried by the following vote:**

Yes        7        Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood

## **H. COMMITTEE REPORTS:**

### **Olde Gahanna Visioning Committee**

No report.

### **Hamilton Road Corridor Committee**

No report.

## **I. OFFICIAL REPORTS:**

### **City Attorney.**

No report.

### **City Engineer.**

No report.

### **Department of Development.**

No report.

### **Chair.**

No report.

## **J. CORRESPONDENCE AND ACTIONS.**

There were none.

## **K. POLL MEMBERS FOR COMMENT.**

No comments.

## **L. ADJOURNMENT.**

Adjourned at 7:54 p.m.; Motion by Price.

## **M. POSTPONED APPLICATIONS:**

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**Stacey Bashore**  
**Deputy Clerk of Council**

*APPROVED by the Planning Commission, this  
day of 2010.*

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**David K. Andrews**  
Chair